



S-311
online

ORDINANCE NUMBER 2702

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW AN ON-PREMISE SIGN ON A 4.726-ACRE TRACT LOCATED AT 2915 LBJ FREEWAY AND WITHIN THE PLANNED DEVELOPMENT NUMBER 14 (PD-14) ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter of the City of Farmers Branch, and state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and

City of Farmers Branch P.O. Box 819010 Farmers Branch, Texas 75381-9010 972/247-3131
Linked in Friendship with District of Bassettlaw, England, Garbsen and Schönebeck, Germany.
Internet URL...<http://www.ci.farmers-branch.tx.us>

otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Farmers Branch City Council is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit to allow an on-premise sign on a 4.726-acre tract located at 2915 LBJ Freeway within Planned Development No. 14 (PD-14) zoning district (hereinafter the "Property"), subject to the terms and conditions contained herein.

SECTION 3. That the on-premise sign on the Property shall conform in operation, location and construction to the development standards specified within the Planned Development No. 14 (PD-14) zoning district and in accordance with the approved site plan attached as Exhibit "A."

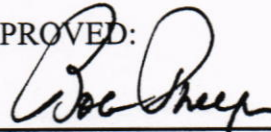
SECTION 4. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 5. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 6. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

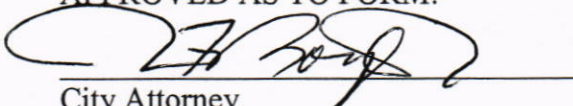
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 2 day of December, 2002.

APPROVED:



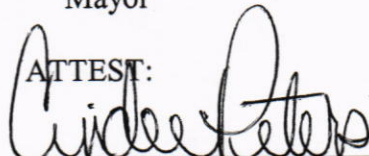
Mayor

APPROVED AS TO FORM:



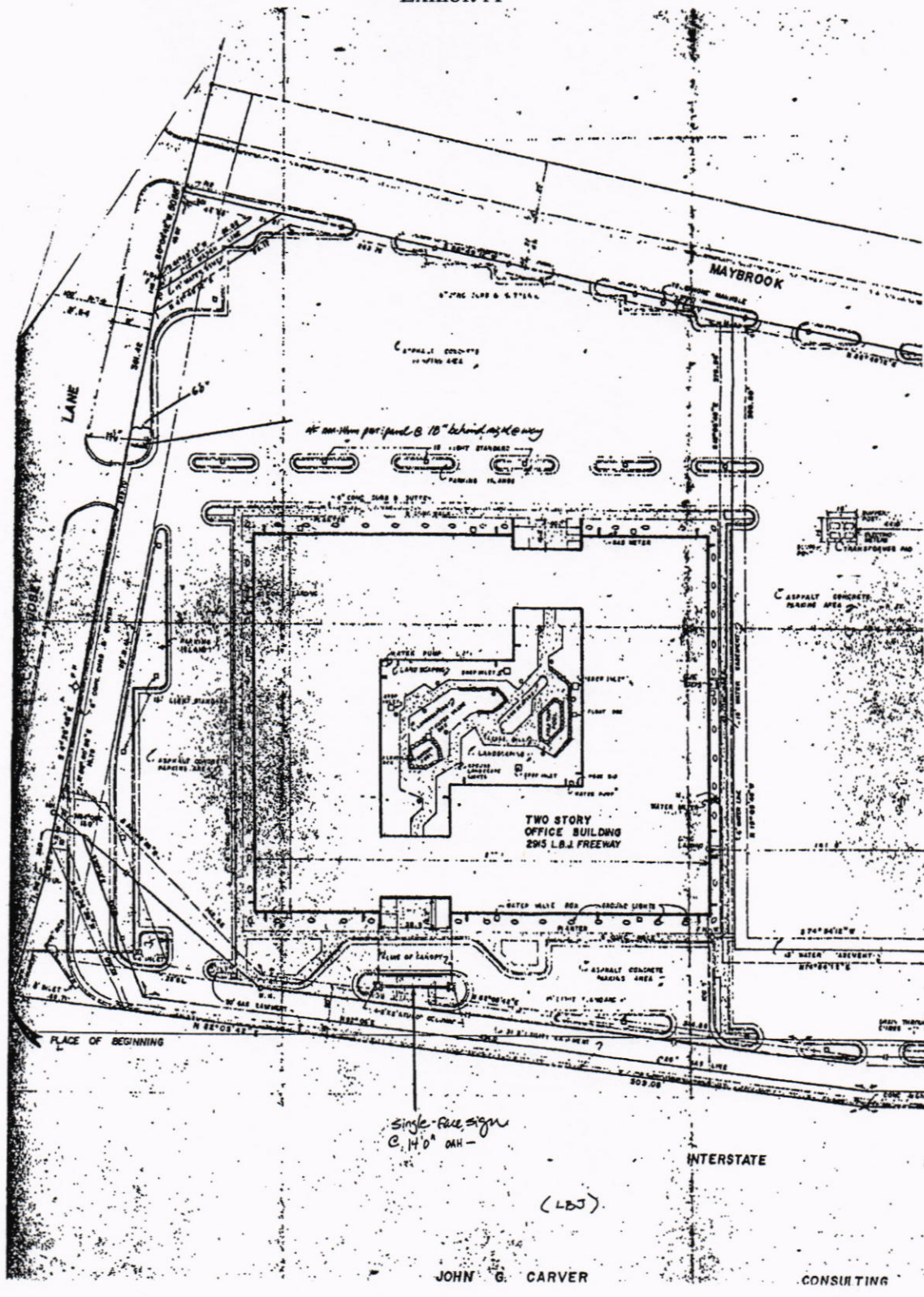
City Attorney

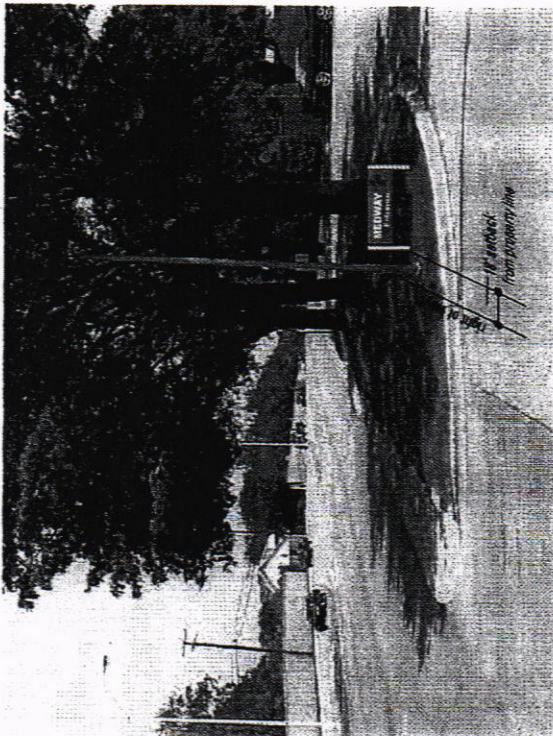
ATTEST:



City Secretary

Exhibit A





The representation of the signage depicted on this page is for illustrative purposes only and may not accurately reflect the actual size, location, specifications, or other attributes of the signage. Identity shall not be responsible or liable for any discrepancy whatsoever between any aspects of the signage represented herein and the actual signage itself.

SPECIFICATIONS: DIRECTIONAL SIGN

D/F non-illuminated 18" tall post and panel sign (directional)

2" x 2" aluminum tubing painted to match Bronze 313E

Panel painted to match Bronze 313E.

Copy to be white translucent vinyl.

Logo to be 3M 3630-53 translucent vinyl, Burgundy

All paint is acrylic polyurethane satin finish.

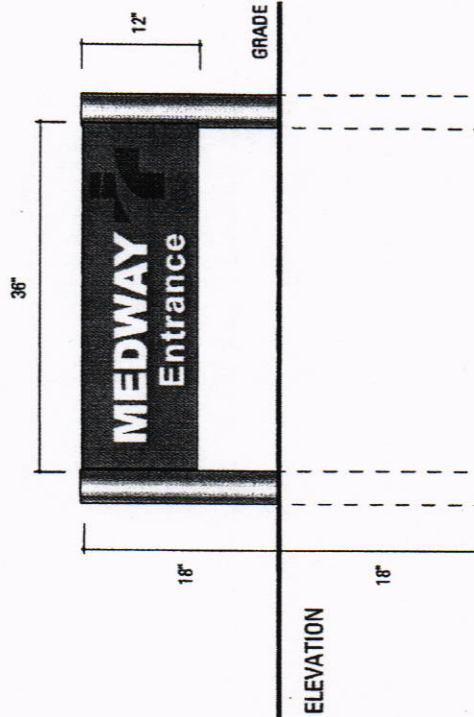
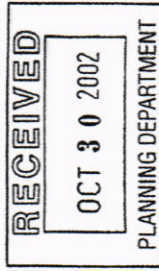


Exhibit A (continued)

identity
signage...program management...solutions

client: MEDWAY
location: TEXAS
city & state: MARK KERSEY
sales rep: 10/29/02
date:

file name: MEDWAY2B.PDF

drawn by: J. BECK
shown:

All electrical signs will be wired 120 volts primary service. Other voltages are available at additional costs. Primary service time clocks or other electrical devices are not included in this presentation.

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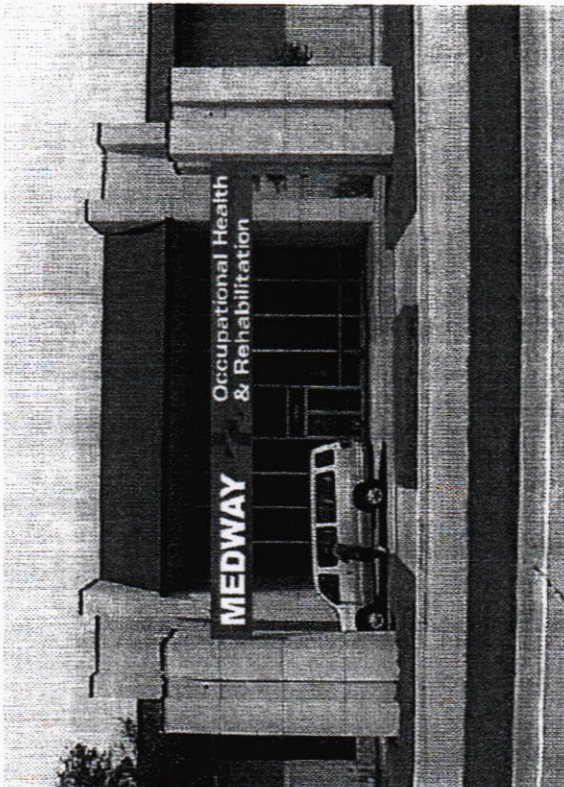
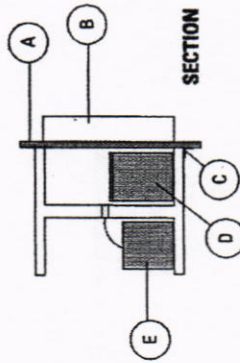
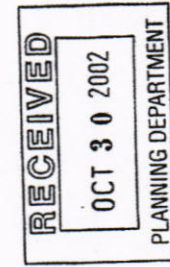
client signature:

date:

Exhibit A (continued)

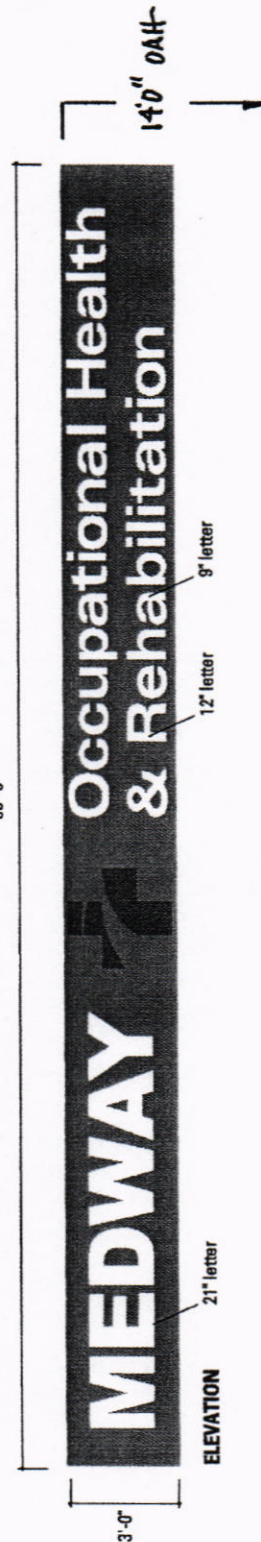
SPECIFICATIONS:

- (A) 36" x 35'-0" x 1.25" aluminum back panel; painted Dark Bronze 313E, Satin finish
 - (B) Neon-Illuminated, face lit channel letters; 5" deep; 1" trim cap; .125" acrylic faces. .050" aluminum returns; .063" aluminum backs
 - (C) 1-1/2" x 1-1/2" aluminum angle; painted to match Bronze 313E (top & bottom) welded to .125" back panel and mechanically fastened to I-Beam.
 - (D) 7" deep x .050" aluminum manufactured wireway; all electrical to be UL listed.
 - (E) Transformer box mounted on rear of I-Beam; boxes painted dark Bronze 313E
- COPY: Faces to be white .125" acrylic with 1" bronze trimcap (copy only).
 LOGO: (3) separate pieces; white acrylic faces with 3M #3630-53 translucent vinyl overlay.
 Copy & Logo manufactured from .050" returns; .063" backs painted Bronze 313E, Bronze trip cap & acrylic faces.



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35'-0"



ELEVATION 21" letter

Client	MEDWAY
Location	TEXAS
City & State	MARK KERSEY
Company	10/22/02

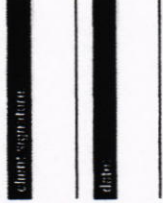
file name: MEDWAY1.PDF

drawn by: J. BECK

scale: SHOWN
 All electrical signs will be wired 120 volts primary service. Other voltages are available at additional costs. Primary service line clocks or other electrical devices are not included in this presentation.

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